

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: NOVEMBER 7, 2019

Date: October 30, 2019 Case No.: 2018-003910DRP 3252 19TH STREET *Project Address:* Permit Application: 2018.08.16.7612 Zoning: UMU (Urban Mixed-Use) Zoning District 58-X Height and Bulk District Block/Lot: 3591/025 **Project Sponsor:** Philip Lesser, on behalf of Joey Mucha 555 Laurel Avenue #501 San Mateo, CA 94401 Rich Sucre - (415) 575-9108 *Staff Contact:* richard.sucre@sfgov.org Do Not Take DR and Approve *Recommendation*:

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

PROJECT DESCRIPTION

The project includes legalization of a change in use of approximately 2,849 square feet on the first floor and an associated mezzanine from automotive repair to amusement game arcade/restaurant (dba. Redemption). The project includes interior alterations. No work is proposed on the second floor level, which is currently occupied by a professional service use.

SITE DESCRIPTION AND PRESENT USE

The subject building at 3252 19th Street is located on a rectangular corner lot (measuring approximately 2,852 square feet) at the northwest intersection of Shotwell and 19th Streets; Lot 025 on Assessor's Block 3591. The property is developed with a two-story industrial building, which measures 31 feet 4 inches in height and 30 feet 6-inches in width. Constructed in 1986, the subject building is not a historic resource. The most recent use on the ground floor was automotive repair (dba. Giglers Auto Body & Painting).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Mission neighborhood. To the west of the subject property is a twostory commercial building with a business service on the ground floor, while to the north of the subject property is a two-story, red brick industrial building.

The immediate neighborhood is mixed in character with two- and three-story residential buildings to the south, commercial and industrial properties to the east, and the San Francisco Fire Department to the southeast.

BUILDING PERMIT NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 25, 2019 – July 25, 2019	July 25, 2019	November 7, 2019	103 days

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	October 18, 2019	October 18, 2019	20 days
Mailed Notice	20 days	October 18, 2019	October 18, 2019	20 days
Online Notice	20 days	October 18, 2019	October 18, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1		
Other neighbors on the			
block or directly across			
the street			
Neighborhood Groups	1		

To date, the Department has received letters of support for the Project, including from:

- Mark DeVito, 1025 Hampshire Street
- Johnny Irwin, City Surf Project
- Fiona Ma, California State Treasurer
- Glenn Matthews, 592 South Van Ness Avenue
- Julianne Murrell (Adventures & Biz), 670 Shotwell Street
- Marlene Samson, Costless Maintenance Services, Inc. (CMSC), 3254 19th Street
- Mission Merchants Association
- Mike Earl, Timbuk2

To date, the Department has received letters of opposition to the Project, including from:

• Spike Kahn

DISCTRETIONARY REVIEW REQUESTOR

Kevin Ortiz, Cultural Action Network, 72 Woodward Street

DISCRETIONARY REVIEW REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached Discretionary Review Application, dated July 25, 2019.

PROJECT SPONSOR'S RESPONSE TO DISCRETIONARY REVIEW APPLICATION

See attached Response to DR @ 3252 19th Street – Request for Call Tomorrow, dated August 1, 2019.

ENVIRONMENTAL REVIEW

The Project is exempt from California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption.

DEPARTMENT REVIEW

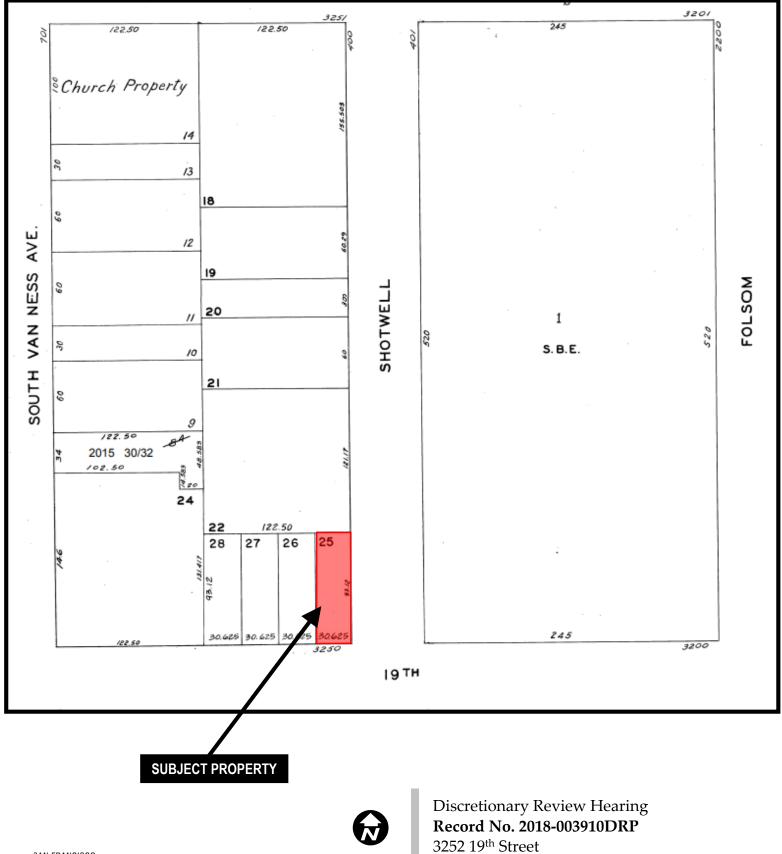
The proposed amusement game arcade (now general entertainment) and restaurant uses are prinicipally permitted in the UMU Zoning District per Planning Code Section 843.

RECOMMENDATION:	Do Not Take DR and Approve	
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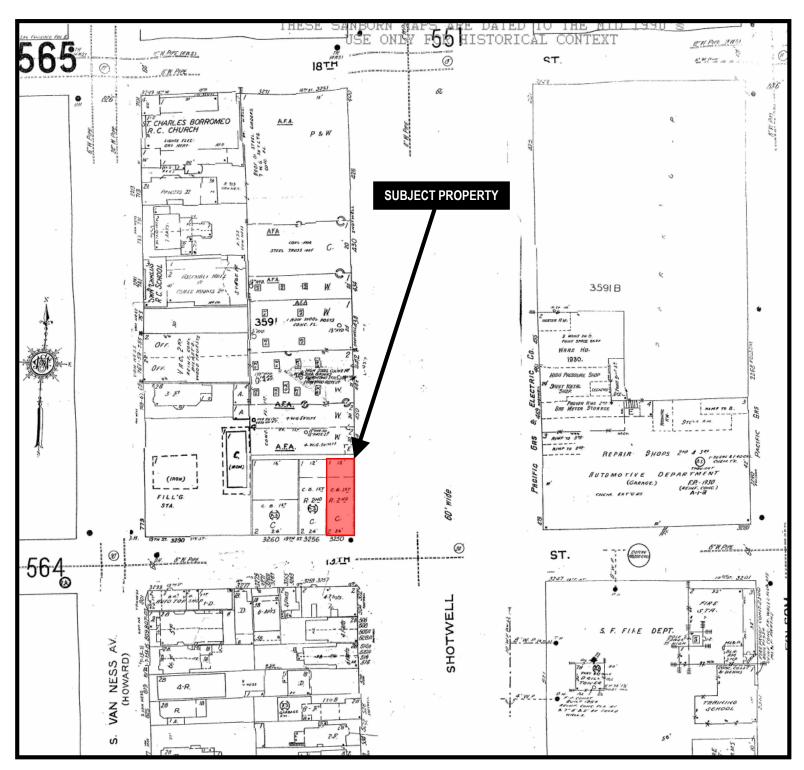
Attachments:

Block Book Map Sanborn Map Zoning Map Aerial Photographs Context Photographs Section 311 Notice CEQA Determination DR Application Public Correspondence Reduced Plans

Parcel Map



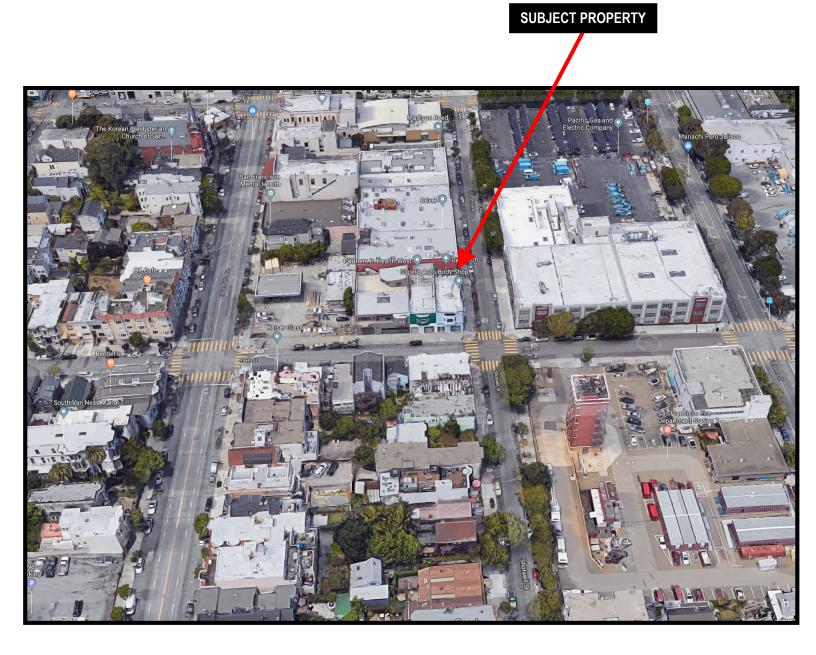
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

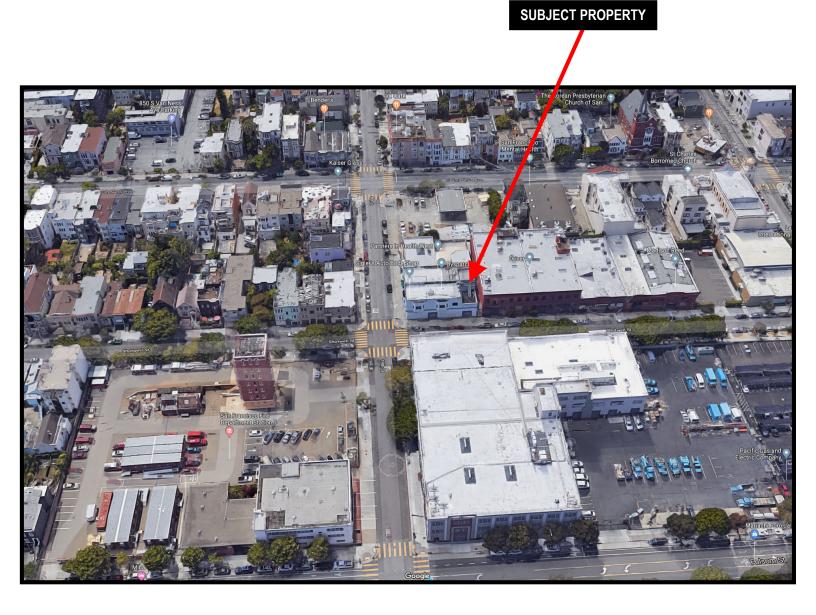


Aerial Photo – View 1



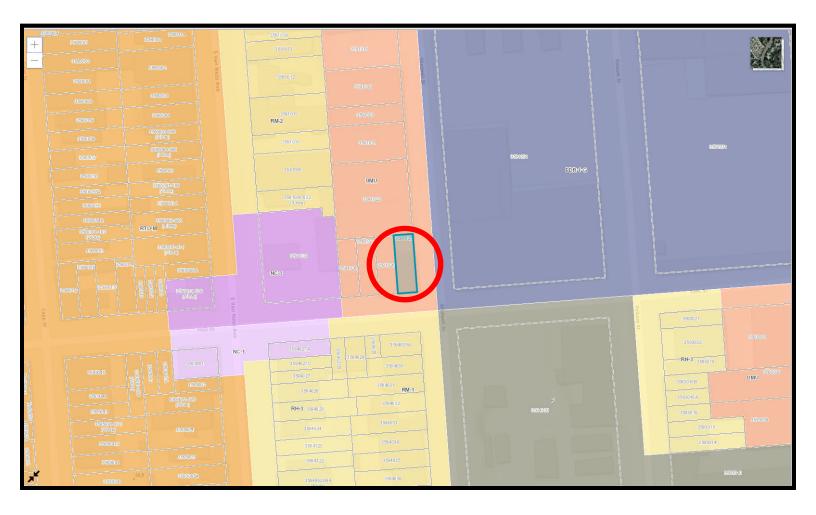


Aerial Photo – View 2



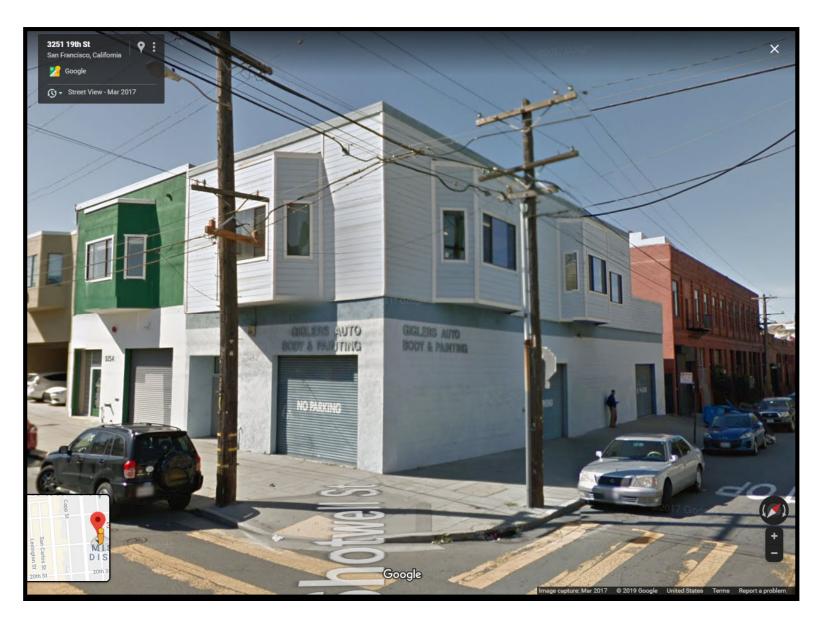


Zoning Map





Site Photo





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On April 23, 2019, Building Permit Application No. 2018.08.16.7612 was filed for work at the Project Address below.

Notice Date:	June 25 th , 2019	Expiration Date:	July 25 th , 2019	
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PROJ	ECT INFORMATION	APPLICANT INFORMATION	
Project Address:	3252 19 th Street	Applicant: Philip Lesser	
Cross Street(s):	Shotwell Street	Address: 555 Laurel Avenue #501	
Block/Lot No.:	3591/025	City, State: San Mateo, CA 94401	
Zoning District(s):	UMU / 58-X	Telephone: (650) 346-2903	
Record No.:	2018-003910PRJ	Email: phnsan@msn.com	

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE			
□ Demolition	New Construction	Alteration	
Change of Use	Façade Alteration(s)	Front Addition	
Rear Addition	Side Addition	Vertical Addition	
PROJECT FEATURES	EXISTING	PROPOSED	
Building Use	Automotive Repair	Amusement Arcade/Restaurant	
Front Setback	None	No Change	
Building Depth	See Plans	No Change	
Height	31-ft 4-in	No Change	
Rear Yard	None	No Change	
Number of Stories	2	No Change	
Number of Dwelling Units	0	No Change	
Off-Street Parking	0	No Change	
PROJECT DESCRIPTION			

The project includes legalization of a change in use of approximately 2,849 square feet on the first floor and an associated mezzanine from automotive repair to amusement game arcade/restaurant (dba. Redemption). The project includes interior alterations. No work is proposed on the second floor level.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit <u>sf-planning.org/notices</u> and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff: Rich Sucre, 415-575-9108, richard.sucre@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

- 1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
- 2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at <u>www.communityboards.org</u> for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
- 3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice. Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board** of **Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at <u>www.sfplanning.org</u>. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Ger	ieral Construction Notes	
1 SCOPE	E All work on this project provided by the general contractor (GC) shall conform to the contract documents which include the drawings, specifications, all addenda and modifications issued by the architect.	19 MOISTURE CONTENT OF BUILDING MATERIALS Building materials with visible signs of water damage shall not be inst framing shall not be enclosed when the framing members exceed 199 Moisture content shall be measured, verified, and documented in acc
	These contract documents intend to describe a finished project ready for legal use. the GC shall furnish and install all required elements for a complete operating system.	Section 5.505. 20 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL Where outdoor areas are provided for smoking, smoking shall be prof
2 STANE	OARDS The project shall be constructed according to the locally adopted edition of the uniform building code, the state of california, local municipality amendments and all other applicable codes. Governing authorities and codes take precedence over drawings and specifications. The GC shall report all discrepancies to the architect immediately. The GC shall maintain a current copy of the 2016 CBC on site at all times.	building entries, outdoor intakes and operable windows and within the by other laws or regulation per CBC Title 24, Part 11 5.504.7 21 DUST CONTROL MEASURES Water or dust palliative shall be sprayed on unpaved construction and construction as directed by the County. Truck hauling soil, sand and other loose materials over public roads w
	The GC shall install all materials and products in strict accordance with manufacturers' recommendations. all manufacturers' articles, materials and equipment shall be applied installed, connected, erected, cleaned, and conditioned as per the manufacturers' instructions and applicable icbo reports.	keep the loads at least two feet below the level of the sides of the con sufficiently to prevent dust emissions. Paved roads will be swept as needed to remove soil that has been ca project site. Water or other dust palliative will be applied to stockpiles of soil as ne
	All materials shall be new unless otherwise noted and like materials shall be consistent in appearance unless specified otherwise The GC and all subcontractors shall provide a one-year guarantee after project completion for all materials and workmanship.	22 NOISE CONTROL MEASURES All internal combustion engines used during construction of this project mufflers that meet the requirements of the State Resources Code, an Vehicle Code. Equipment shall be properly maintained and turned off All construction activities, deliveries and equipment start-up shall be re
	Mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved shall perform shop and fieldwork. all work on this project shall be performed in accordance with the best-accepted practices of the respective trades involved and in accordance with the drawings, submitted shop drawings, and these specifications.	7:00am and 7:00pm on weekdays and 9:00am and 7:00pm on weeke sign(s) shall be posted on the site regarding the allowable hours of co the developer's/construction manager's phone number for public cont 23 ARCHAEOLOGICAL FINDINGS In the event that archaeological resources such as pottery, arrowhead
3 DIMEN	ISIONS Written dimensions on drawings shall take precedence over scaled drawings. Do not scale drawings at any time. Walls and partitions shown in plan or section are to face of finish material unless otherwise.	modified soil deposits are discovered at any time during grading, scra the property, all work shall be halted in the vicinity of the find and Cou Review staff shall be notified and a qualified archaeologist shall be co make an evaluation of the find and report to PRMD. PRMD staff may appropriate tribal representative from tribes known to PRMD to have i
	Exterior dimensions are to outside face of CMU or plywood where applicable, u.o.n. Interior dimensions are to outside face of stud u.o.n. Interior elevation and cabinet dimensions are to face of finish material.	Artifacts associated with prehistoric sites include humanly modified st cultural materials such as charcoal, ash and burned rock indicative of processing activities. Prehistoric domestic resources include hearths, depressions whereas typical mortuary resources are represented by h Historic artifacts potentially include all by-products of human land use
	CONDITIONS The GC shall verify dimensions against field conditions. construction documents are based on observation and documentation of existing conditions by the architect and from documents provided by the owner. The architect makes no claim to the accuracy of hidden conditions or conditions inaccessible from direct observation. should the GC encounter field conditions that vary from these construction documents and that effect the intent of these drawings or the contract/ subcontract sum, the architect shall be notified immediately.	years of age including trash pits older than fifty (50) years of age. Who of PRMD Project Review staff and the archaeologist shall visit the site of the resources and to develop and coordinate proper protection/miti for the discovery. PRMD may refer the mitigation/protection plan to develop representatives for review and comment. No work shall commence ur plan is reviewed and approved by PRMD - Project Review staff. Mitiga avoidance, removal, preservation and/or recordation in accordance w Archaeological evaluation and mitigation shall be at the applicant's so
5 CONFL	The GC shall become familiar with the existing conditions of the site and project prior to commencing work and in the case of conflict with the documents, shall notify the architect immediately for clarification.	If human remains are encountered, all work must stop in the immedia discovered remains and PRMD staff, County Coroner and a qualified notified immediately so that an evaluation can be performed. If the rer Native American, the Native American Heritage Commission must be
	The architect shall be notified immediately in the case of conflict between project documents and consultants', manufacturers' or other documents or recommendations. Should conflicts occur between drawings and specifications, drawings shall govern in matters	so that a "Most Likely Descendant" can be designated and the approp California Government Code and California Public Resources Code w
6 SCHEI	of dimension or quantity. Specifications shall govern in matters of materials or finishes.	END OF GENERAL NOTES
	All work shall be performed during regular business hours, as permitted by local agencies. work involving excessive noise or dust, or which would otherwise interfere with the normal operation of the building, site or neighboring sites shall be coordinated with the owner. The GC shall coordinate all work, including scheduling times and locations for deliveries, building access, etc.	
	The commencement of work shall be deemed as an acknowledgement by the GC that all work of the project shall be completed in conformance with the contract documents and schedule.	
7 REVIS	IONS AND CHANGES Revisions, and changes must be submitted to the architect for review in the form of a change order, prior to the purchase, fabrication, or installation of the work in question.	
	Any change, modification, or interpretation of the scope or requirements of these documents undertaken without consultation of the architect shall be the responsibility of the GC.	
	The owner may order extra work or make changes by altering, adding to, or deducting from the work. the contract sum shall be adjusted accordingly.	
8 UTILIT	IES The architect does not assume responsibility for underground utilities or the existence of other buried objects. The locations of existing underground utilities and or facilities as shown on the drawings are approximate only. the gc shall contact the respective utility company and provide utility location services as required to obtain the exact depth of burial and horizontal location of utility lines, conduits, piping, etc prior to performing underground construction the gc shall make necessary probes and explorations to identify areas of possible	
	The GC shall inspect, test, and disconnect utility services at the main source or main branch. The GC shall securely cap and/or valve-off utility service behind final finished surfaces of intended construction or, when noted, at finished face of exist. construction prior to demolition. utility service shall be defined as plumbing, hvac, electric, and fire protection. Adhesives, sealants and caulks shall be complaint with VOC and other toxic compound limits.	
9 PERMI		
10 EXIST	FING CONDITIONS Access panels, clean outs, and the like shall be maintained for existing building systems. The GC shall verify that existing walls and floors to remain are within expected tolerances. The GC shall report to the architect any variations in floor levels greater than 1/4" in 10'-0". The GC shall inform the architect of any existing threshold elevation variations greater than 1/2".	
11 DEFIN	NITIONS "Align" shall be defined as the accurate location of finish faces in the same plane. "typical" or "typ." shall be defined as conditions which are representative of similar conditions throughout. unless otherwise noted, details are usually keyed and noted. "typ." only once, when they first occur. "similar" or "sim." shall be defined as conditions which are comparable in characteristics for the conditions noted. verify dimensions and orientation on plans and elevations. "gc" refers to the general contractor, his agents and subcontractors. "architect" refers to the architect of record or his agent.	
12 MATE	RIALS STORAGE AND PROTECTION OF WORK Improvements on the site, work in progress, stored materials on property shall be protected by the GC from damage arising during the work. all items damaged due to insufficient protection or otherwise shall be fully restored by the gc to their prior condition at no cost to the owner. No part of the structure shall be overloaded beyond its safe carrying capacity at any time.	
13 SECU	IRITY The GC shall be responsible for securing the site during the course of the project. if the site is unattended at any time, it shall be locked.	
	C MATERIALS Any materials of unknown constitution uncovered during the course of construction shall be left untouched and immediately brought to the attention of the owner for testing.	
15 CLEA	The site shall be kept broom clean and free of debris during the course of construction. At the completion of the work the GC shall clean the project and the surrounding area, remove all waste materials and rubbish from the project as well as tools, construction equipment, machinery and surplus materials. the gc shall remove caulk, putty, and paint from glass and mirrors and wash and polish the same. clean and remove all labels, grease, dirt, stains, etc. from finished surfaces and equipment to the extent required restoring the intended finish.	
	Planters and landscape areas shall be cleaned of debris and rough grading shall be completed.	

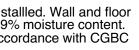
16 COMMISSIONING Commissioning, Testing and Adjusting, shall be included in the design and by the GC during construction of the project to verify that the building systems and components meet the owner's project requirements.

17 PROTECTION OF DUCT OPENINGS AND MECHANICAL EQUIPMENT DURING CONSTRUCTION The GC shall provide protection for ducts, duct openings, permanent and construction mechanical equipment at the time of rough installation, storage, and untill completion of construction, using materials or methods acceptable to local enforcing agencies in order to reduce dust/ debris that may collect in building systems.

18 BUILDING MAINTENANCE AND OPERATION

At the time of final inspection, the GC shall provide a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes an operation and maintenance manual as outlined in CGBC Section 5.410.

Symbol Legend



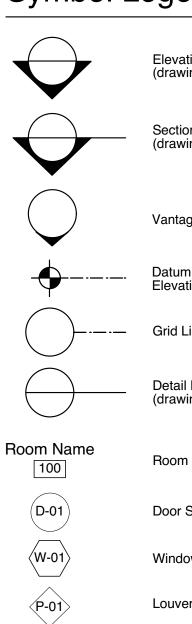
hibited 25 feet of e building as prohibited

d staging areas during vill cover the loads. or will ntainer, or will wet the load arried onto them from the eded to control dust.

ect shall be operated with nd, where applicable, the when not in use. estricted to the hours of ends and holidays. A onstruction, and including act.

eads, midden or culturally craping or excavation within ounty PRMD - Project contacted immediately to consult and/or notify the interests in the area. one, shell, bone or other food procurement or firepits, or house floor human skeletal remains. e greater than fifty (50) nen contacted, a member e to determine the extent gation measures required esignated tribal ntil a protection/mitigatior ations may include vith California la. ole expense.

ate vicinity of the archaeologist must be emains are deemed to be contacted by the Coroner priate provisions of the will be followed.



Elevation Reference (drawing #/ sheet #)

> Section Reference (drawing #/ sheet #)

Vantage Point

Datum or Spot Elevation Point

Grid Line

Detail Reference (drawing #/ sheet #)

Room Number

Door Symbol Window Symbol

Louver Symbol

Wall Tag

Project Team

OWNER:

19th and Shotwell, LLC C/O Jeremy Walter Mucha, Manager 2952 NW 132nd Avenue Portland, Oregon 97229 T: 415-308-3711 E: joemucha@gmail.com

Interior Design: **Studio Becky Carter** Becky Carter

Sara Reeble T: 510-922-8620 T: 650-799-8074

E: becky@beckycarter.com

E: sara@beckycarter.com

ARCHITECT: MH Architects Matt Hollis David Castro Ernest Theurer

2325 3rd St. Suite 426 San Francisco, CA 94107

T: 415.977.0194 F: 415.977.0196

E: matt@matthollis.com E: david@matthollis.com E: ernie@matthollis.com

Project Consultant: Philip Lesser T: (650) 346-2903 E: phnsan@msn.com

STRUCTURAL ENGINEER:

Hom-Pisano Engineering, Inc. Mike Hom Jay Pisano 2265 31st Avenue, San Francisco, Ca 94116 T: 415.713.8087 T: 415.307.2750 F: 415.857.2117 E:hom@hompisano.com E:pisano@hompisano.com

Sheet Index

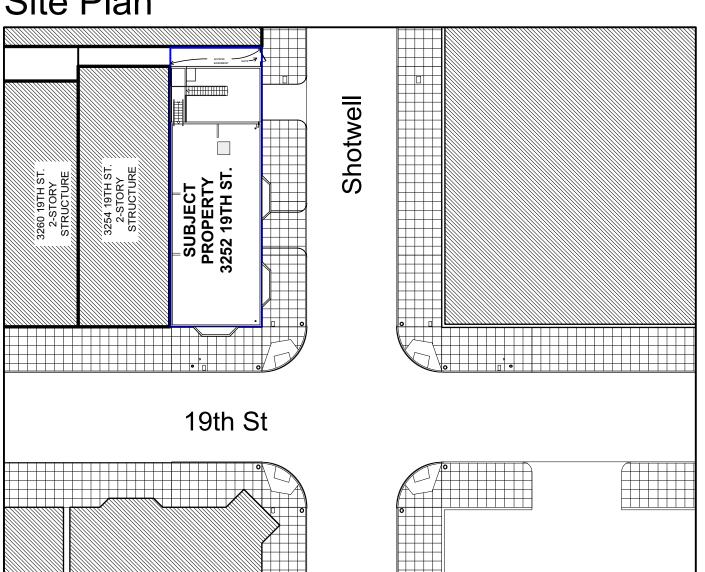
ARCHITECTURAL DRAWINGS:

A0.01 A1.01 A2.01 A2.02

Cover Sheet Ground Floor Plans Existing & Proposed Elevations Existing & Proposed Elevations

Square Footage

(Please see sheet A0.04 for Square Footage breakdown associated with each proposed occupancy classification.)



Site Photos



South East Corner

South West Corner (entry)

Site Plan

A —

Project Summary

Change of Use of the entire ground floor from (E) Automotive Repair (Sec. 890.15) to (P) Amusement Arcade -Mechanical Amusement Devises (Sec. 890.4) and (P) Bona Fide Restaurant (Sec. 843.45) to comply with Planning Code Section 171 and thereby abate Notice of Enforcement 2018-003910ENF.

(P) One roll-up door to be replaced with glazing systems to meet Planning Department transparency requirements.

(P) Addition of 561 sf mezzanine, which is less than 1/3 the 2,288 sf (E) ground floor

Entire second floor (E) Professional Service Office (Sec. 8980.108) to remain Professional Service Office (Sec.890.108)

Signage under separate permits.

All work shall comply with 2016 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), Californía Electrical Code (CEC), Californía Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2016 California Energy Efficiency Standards (CEES), San Francisco County and all applicable local codes.

Site Information

Site Address: 3252 19th St San Francisco, CA 94110

APN #: 3591 / 025

Lot Size: 2,851 SqFt

Building Code Information

Zoning Group: UMU Urban Mixed Use

Stories: 2 (No Change)

Use Group/ Occupancy (e): B Use Group/ Occupancy (p): B, A, S-2

Building Type: Type VB

Fire Protection Responsibility Area: Local, State

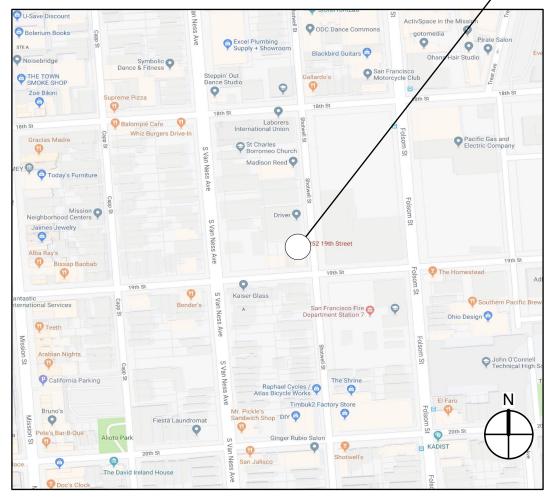
Height & Bulk Districts: 58x

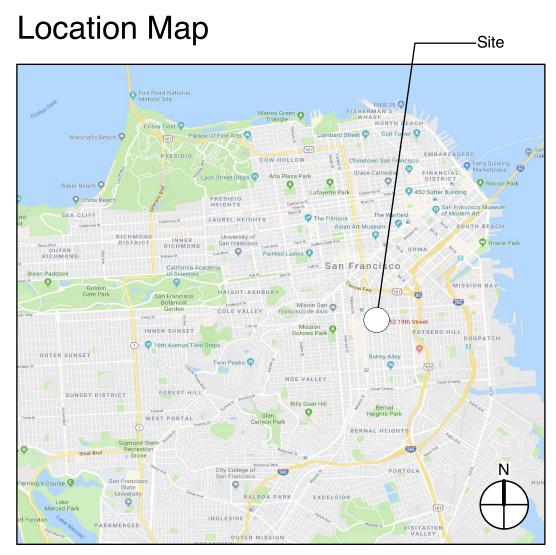
Legislative Setbacks: None

Historic Preservation: C-not eligible

Year Built: 1986

Vicinity Map

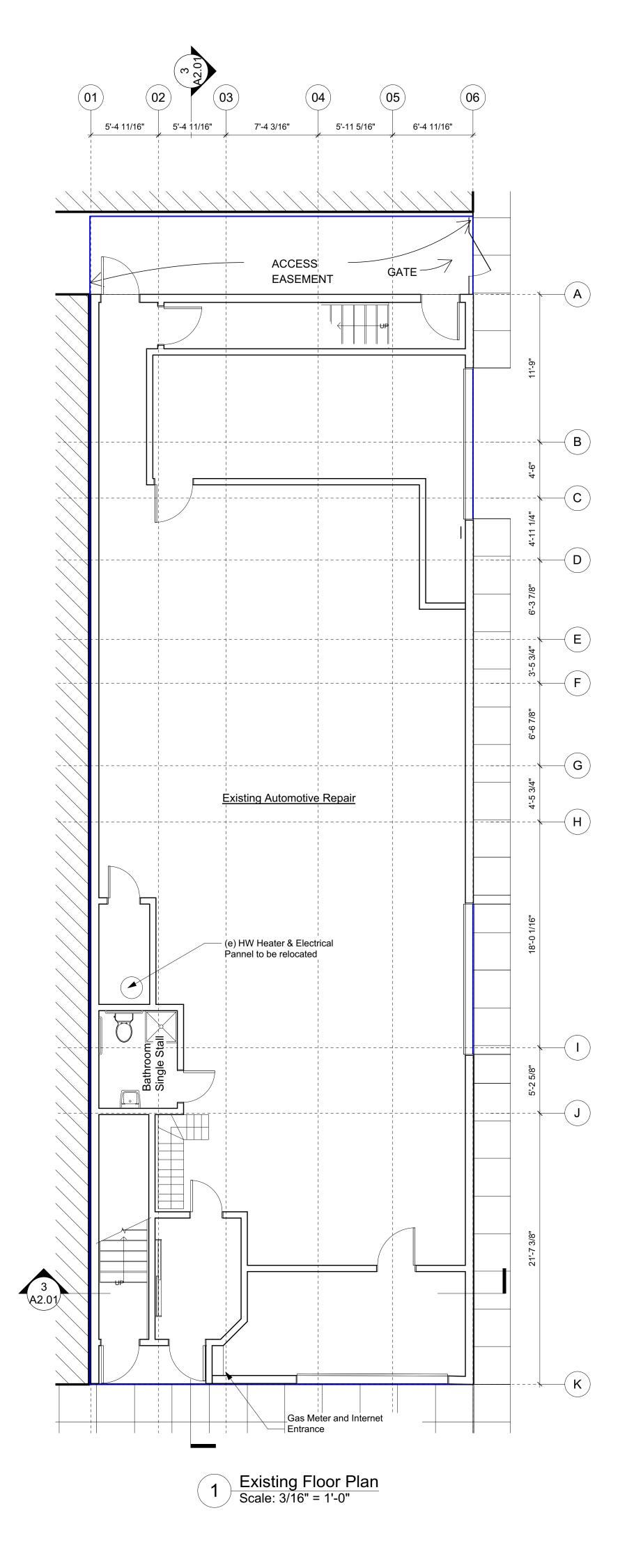


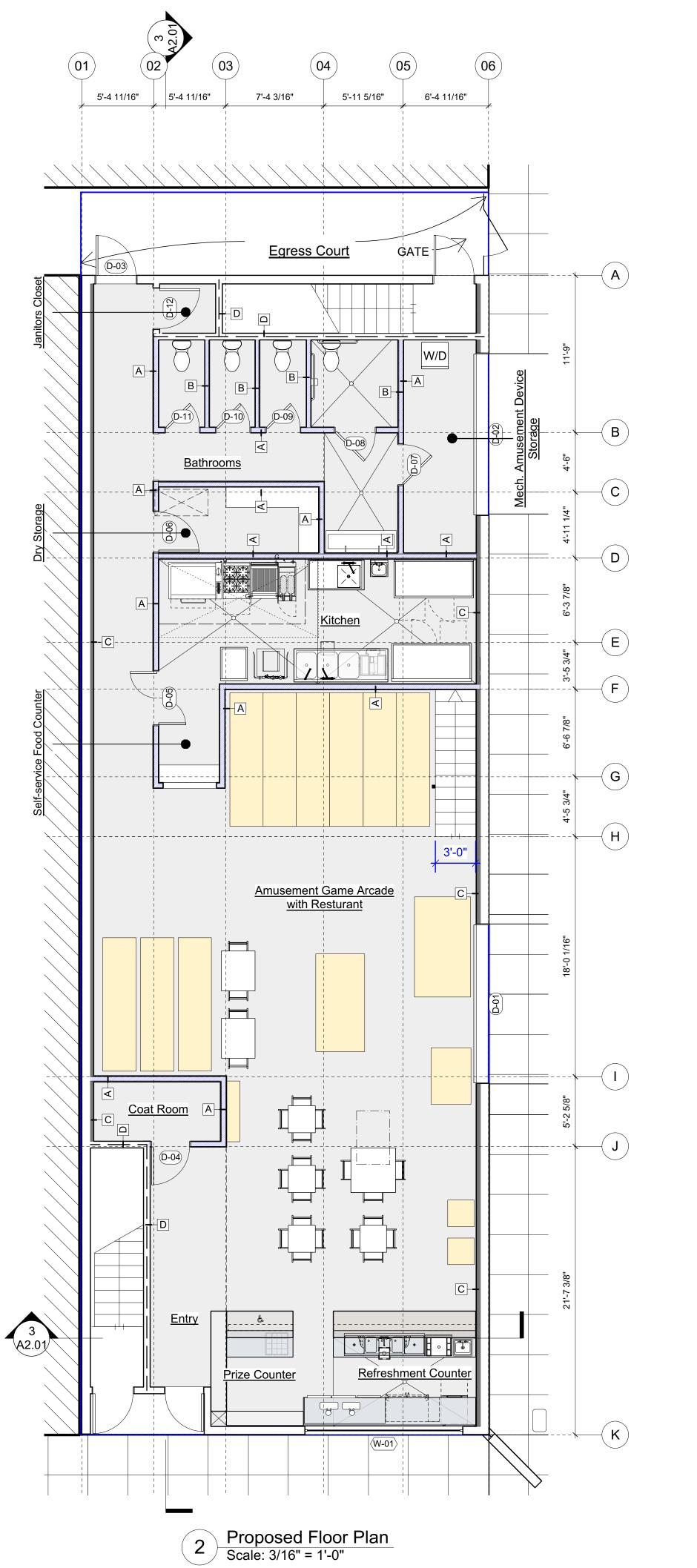


MH ARCHITECTS 2325 3rd st. studio 426 san francisco, ca 94107 matthollis.com t | 415 977 0194 f | 415 977 0196 This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited. SET MATT HOLUS C-28287 GHU BENEWALDATE: OG /30 /2019 HIT OF CALIFORT ement Ο **—** 4 2 demption ant Improve 52 19th St. Se ncisco, CA 9. 1 3591 - 025 σ က | **Ren** 325 Frar APN PUBLISH DATE Admin. Change 04.23.19 f Use Pre-app Request 05.06.19 Pre-app meeting 06.03.1 ninutes 06.17.1 311 Notification DATE REV 06.17.19 Date: Drawn by: 1907 Project No: Scale: As Noted **Cover Sheet** Ν SHEET NO: A0.01

/—Site

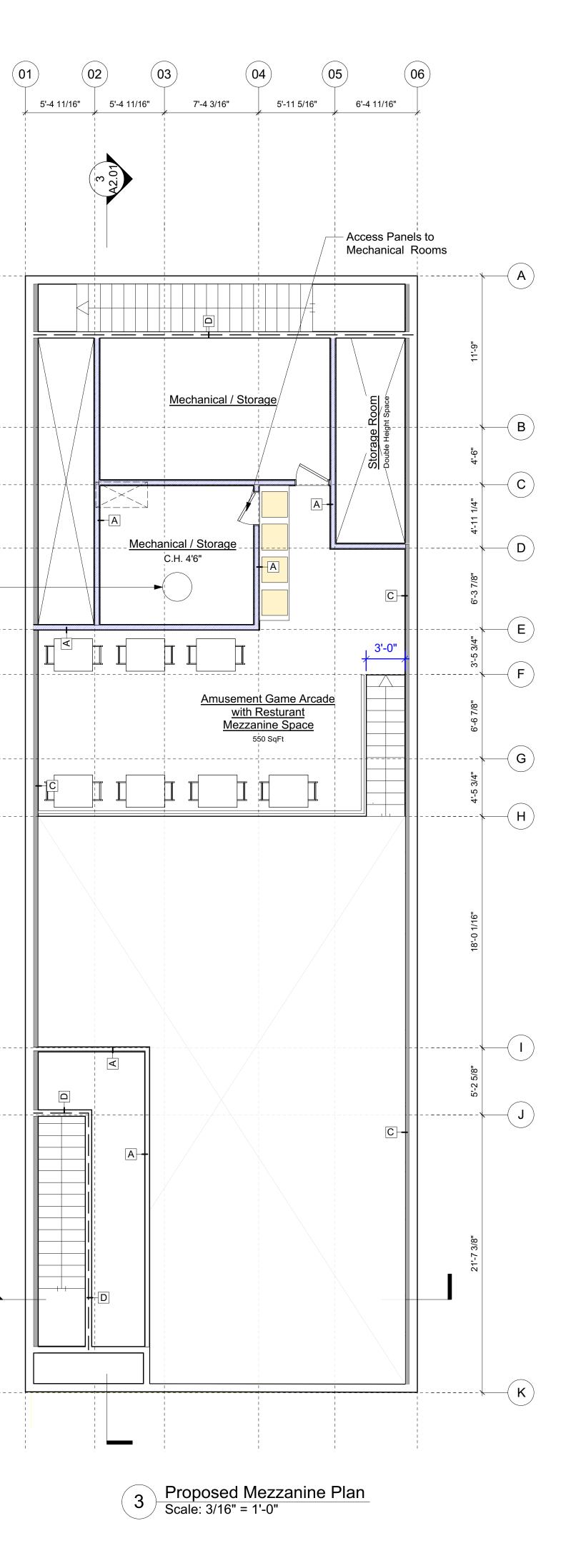


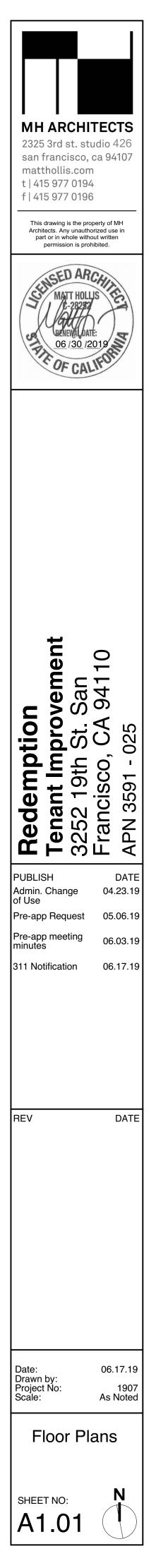


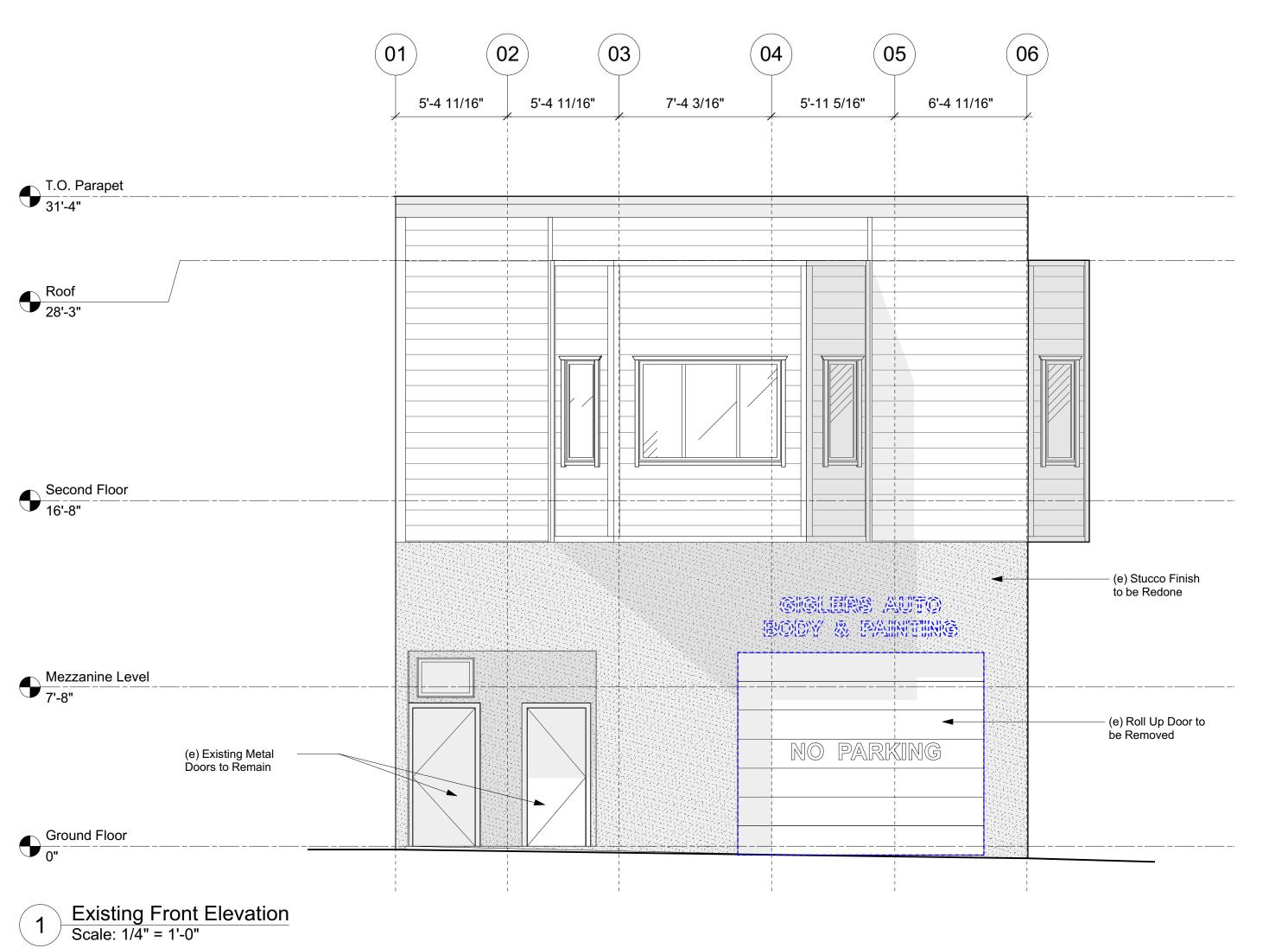


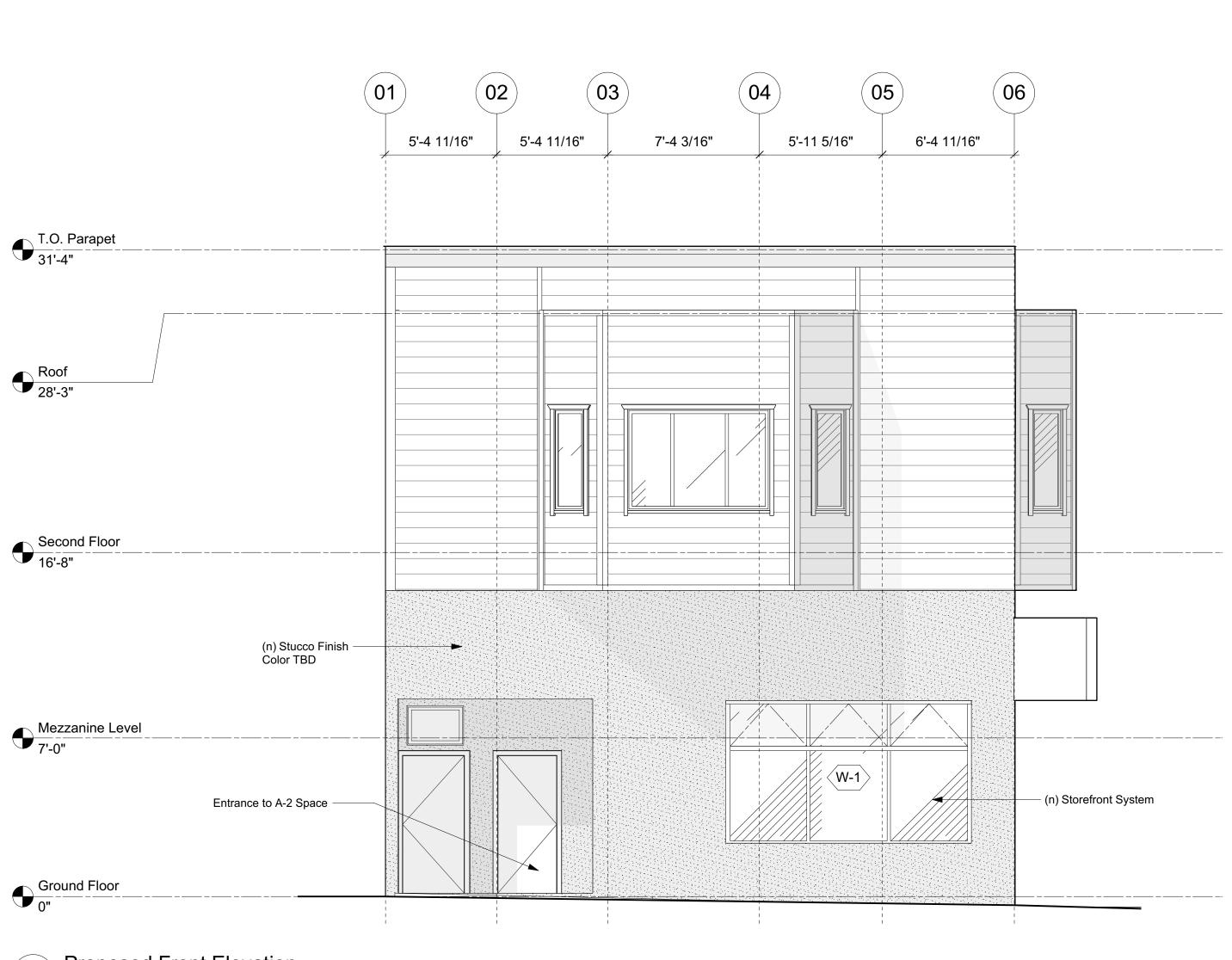
Hood Duct -

3 A2.01



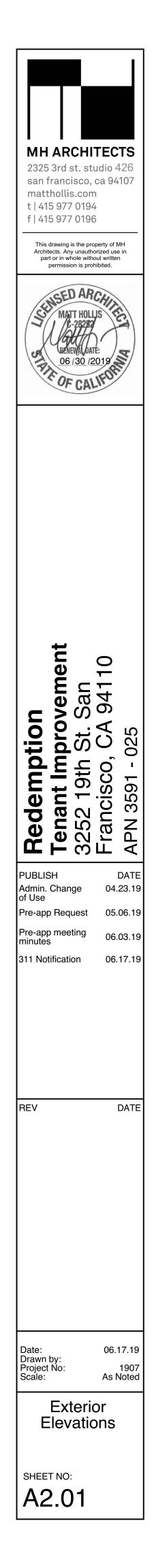


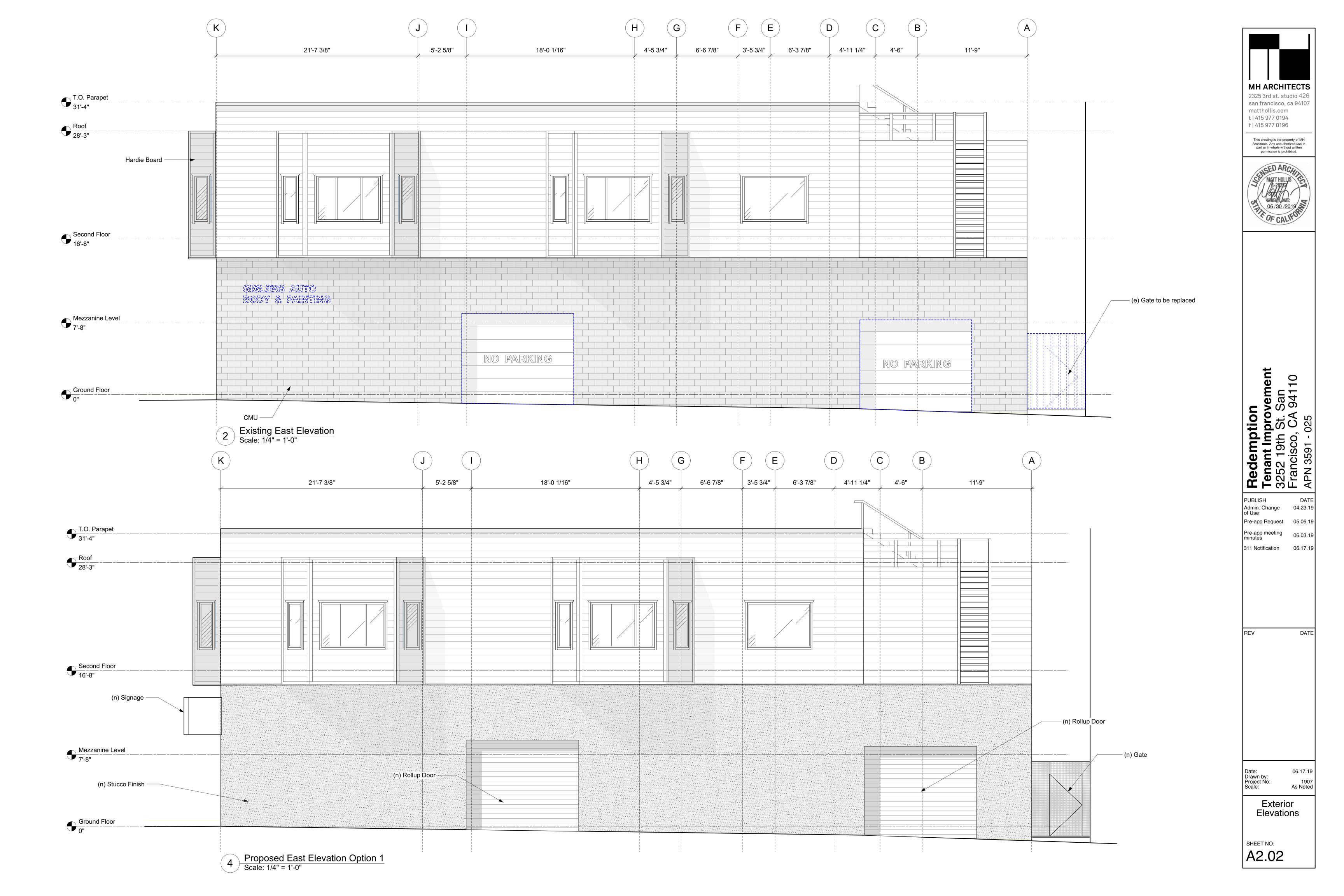






2 Proposed Front Elevation Scale: 1/4" = 1'-0"







SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)		
3252 19th Street		3591025		
Case No.		Permit No.		
2018-003910PRJ		201808167612		
Addition/	Demolition (requires HRE for Category B Building)	Construction		
		Construction		
	Planning Department approval.			
	Y CHANGE OF USE OF THE ENTIRE GR FL (E)			
, , ,	MENT GAME ARCADE - MECH AMUSEMENT D	. ,		
	DE RESTAURANT (SEC 843.45) TO COMPLY W	(ITH PLANNING CODE SEC 171 AND		
THEREBY ABATE NOT	ICE OF ENFORCEMENT 2018-003910ENF; (P)			
1				

STEP 1: EXEMPTION CLASS

-	The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).			
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.			
	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.			
	 Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY 			
	Class			

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?
	if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>). If yes, Environmental Planning must issue the exemption.
	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Com	ments and Planner Signature (optional): Richard Sucre

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER	

PROP	PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)		
	Category A: Known Historical Resource. GO TO STEP 5.		
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.		
	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.		

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.			
	1. Change of use and new construction. Tenant improvements not included.		
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.		
	3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations.		
	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.		
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.		
	 Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 		
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .		
	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.		
Note:	Project Planner must check box below before proceeding.		
	Project is not listed. GO TO STEP 5.		
	Project does not conform to the scopes of work. GO TO STEP 5.		
	Project involves four or more work descriptions. GO TO STEP 5.		
	Project involves less than four work descriptions. GO TO STEP 6.		

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Chec	k all that apply to the project.
	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
	2. Interior alterations to publicly accessible spaces.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

	7. Addition(s), including mechanical equipment that and meet the Secretary of the Interior's Standards for			
	8. Other work consistent with the Secretary of the Ir	nterior Standards for the Treatment of Historic		
	Properties (specify or add comments):			
	9. Other work that would not materially impair a histo	pric district (specify or add comments):		
	(Requires approval by Senior Preservation Planner/F	Preservation Coordinator)		
	10. Reclassification of property status. (Requires a Planner/Preservation	pproval by Senior Preservation		
	Reclassify to Category A	Reclassify to Category C		
	a. Per HRER or PTR dated	(attach HRER or PTR)		
	b. Other <i>(specify)</i> :			
	Note: If ANY box in STEP 5 above is check	ed, a Preservation Planner MUST sign below.		
	Project can proceed with categorical exemption re Preservation Planner and can proceed with categoric			
Comm	ents (optional):			
Preser	Preservation Planner Signature:			
-	STEP 6: CATEGORICAL EXEMPTION DETERMINATION			
TOE	TO BE COMPLETED BY PROJECT PLANNER			

No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.		
Project Approval Action:	Signature:	
Building Permit	Richard Sucre	
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/30/2019	
Once signed or stamped and dated, this document constitutes a categorical e 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Pleas	appeal of an exemption determination can only be	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3252 19th Street		3591/025
Case No.	Previous Building Permit No.	New Building Permit No.
2018-003910PRJ	201808167612	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Com	Compared to the approved project, would the modified project:		
	Result in expansion of the building envelope, as defined in the Planning Code;		
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;		
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?		
	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?		

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

	The proposed modification would not result in any of the above changes.		
approva website with Ch	al and no additional environmental revie and office and mailed to the applicant,	ons are categorically exempt under CEQA, in accordance with prior project ew is required. This determination shall be posted on the Planning Department City approving entities, and anyone requesting written notice. In accordance acco Administrative Code, an appeal of this determination can be filed within 10	
Plan	ner Name:	Date:	

DISCRETIONARY REVIEW APPLICA	TION	RECEIVED
DISCRETIONANT REVIEW APPLICA	NUI	JUL 2 5 2019
Property Owner's Information		CITY & COUNTY OF S.
Name: PHILIP LESSER	LAN S	
Address: 555 LAUREL AVE # 501	Email Address:	PHNSAN @ MSN. Com
SAN MATES, CA 94401 Applicant Information (if applicable)	Telephone:	650-346-2903
Name: Kevin Ortiz		
	work	Same as above
Company/Organization: Cultural Action Net		Kuvinortizsfogmail. H5) 680-7973
Company/Organization: Cultural Action Net Address: 72 Woodward St		
Company/Organization: Cultural Action Net Address: 72 Woodward St Please Select Billing Contact: Owner	Email Address: Telephone:	KwinoAtizsfogmil. H5) 680-7973
Company/Organization: Cultural Action Net Address: 72 Woodward St Please Select Billing Contact: □ Owner Name:	Email Address: Telephone:	Kuvinorfizsfogmil. H5) 680-7973 Other (see below for details)
Company/Organization: Cultural Action Net Address: 72 Woodward St Please Select Billing Contact: □ Owner Name:	Email Address: Telephone: ((X Applicant	Kuvinorfizsfogmil. H5) 680-7973 Other (see below for details)
Company/Organization: Cultural Action Net Address: 72 Woodward St Please Select Billing Contact: 0 wner Name: Email: Please Select Primary Project Contact: 0 wner Property Information Contact:	Email Address: Telephone: () Applicant Applicant	Kuvinorfizsfogmil. H5) 680-7973 Other (see below for details)
Company/Organization: Cultural Action Net Address: 72 Woodward St Please Select Billing Contact: 0 wner Name: Email: Please Select Primary Project Contact: 0 wner Property Information The second	Email Address: Telephone: () Applicant Applicant	Keymorfizsfogmil. HS) 680-7473 Other (see below for details) Phone: Billing
Company/Organization: Cultural Action Net Address: 72 Woodward St Please Select Billing Contact: 0 owner Name: Email: Please Select Primary Project Contact: 0 owner Property Information Project Address: 3252 /9 TH STREEP	Email Address: Telephone: () Applicant Applicant	Keymorfizsfogmil. HS) 680-7473 Other (see below for details) Phone: Billing

ATHE CITY

Project Detai	s:		
Change of Us	e 🗌 New Construction	Demolition F	acade Alterations ROW Improvements
Additions	Legislative/Zoning Change	es 🗌 Lot Line Adjustment-Su	ubdivision 🗌 Other
Estimated Co	nstruction Cost:		
Residential:	Special Needs Senior Housing Require	a state of the second second second second	tudent Housing Dwelling Unit Legalization
Non-Resident Related Buildin	ial: Formula Retail Financial Service Financial Service	 Medical Cannabis Dispensary Massage Establishment 	Tobacco Paraphernalia Establishment Other: <u>AUTORE</u> PAIR TO AMUSEMENT ARCADE RESTAURANT

Building Permit Applications No(s): 2018.08.16.7612

.....

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		×
Did you discuss the project with the Planning Department permit review planner?		X
Did you discuss the project with the Planning Department permit review planner? Did you participate in outside mediation on this case? (including Community Boards)		X

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

N/A

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate paper, if necessary, please present facts sufficient to answer each question.

 What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

SEE ATTACHED

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

SEE ATTACHED RE(1) AND(3)

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?



APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- Other information or applications may be required. c)

Signature

(i.e. Owner, Architect, etc.)

Relationship to

Kevin Oiffiz Name (Printed))680-7973 Kevino/412 Staymail.com

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

For Department Use Only Application received by Planning Department:

By:

Date:

Discretionary Review Request for 3252 19th Street

1. What are the reasons for requesting Discretionary Review?

This unauthorized conversion of Production, Distribution, and Repair space is in direct conflict with Mission Area Plan Objective 1.7: "Retain the Mission's role as an important location for production, distribution, and repair (PDR) activities."

This area is soon to be part of the expanded Latino Cultural District, and PDR is critical for entry-level jobs and higher earnings for workers without college educations including our immigrant populations.

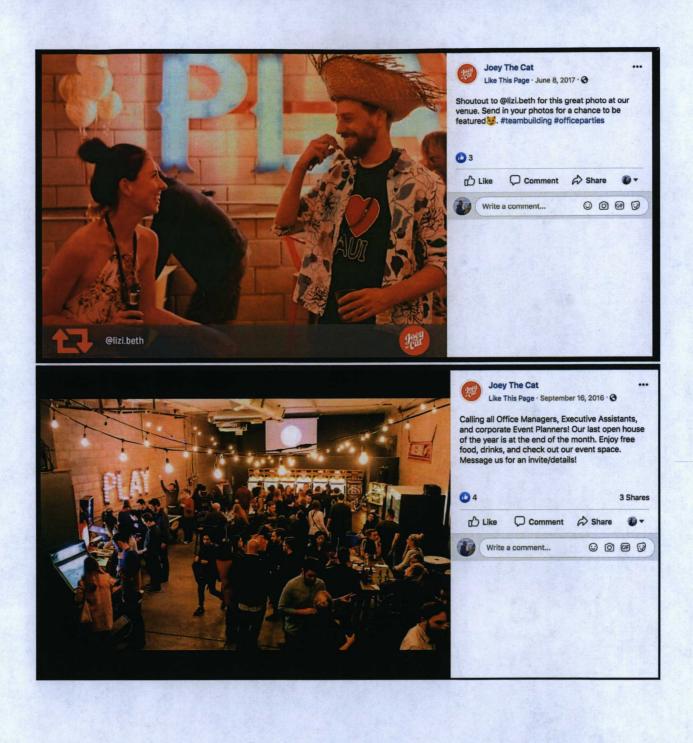
One of the main threats to the Mission and its working-class and Latino families who are being driven out by gentrification right now is the conversions from blue-collar work sites and community-serving sites to destination and party sites for wealthier newcomers to the city.

This proposal is a quintessential example of this problem and will contribute to further displacement impacts - converting a site that has been an auto shop and arts space into a party space for principally upscale workers, as epitomized by the photos of the unauthorized conversion already online. Groups like Google and Uber are already using the space for illegal parties at this point.

While we are not aware that this site has been providing these kinds of jobs most recently, after displacing the popular arts space Shotwell Studios from the space, this conversion will further add to price pressure on our disappearing PDR parcels.

3. What alternatives or changes to the proposed project...would reduce the adverse effects noted above in question number 1?

This project should remain community-stabilizing industrial space. If the tenant wishes to open a party space there are many such available spaces in the city they could utilize. We would ask that they consider ways they can make their new space elsewhere affordable and welcoming to the working class if they decide to open in a similarly sensitive area.



Response to DR @ 3252 19th Street - Request for Call Tomorrow

Joey Mucha <joemucha@gmail.com> Thu 8/1/2019 10:35 PM

- You;
- kevinortizsf@gmail.com;
- Sucre, Richard (CPC);
- Rachna Rachna

Hi Kevin -

(CC'd Rich Sucre & Rachna Rachna from SF Planning, & Phil Lesser)

I've received your application for Discretionary Review and would like to provide my thoughts, see below. Additionally, I look forward to discussing this with you over the phone.

1. Unauthorized conversion of PDR space.

Arcade/Restaurant is in fact a permitted use (no conditional use required) in the UMU zoning of our building. My arcade rental business has an immediate component of PDR as all of the arcade machines will constantly need repair services which my company provides. We also provide arcade machines & repair services at 17 establishments throughout the San Francisco Bay Area. When my family purchased this vacant building, one of the deciding factors was that Arcade is a permissible usage (UMU zoning).



2. Latino Cultural District pending expansion

All of our employees to date have been Mission residents and the expansion to becoming a public space will generate additional job opportunities for Mission residents ranging from restaurant staff to arcade repair technicians.

3. Wealthy Newcomers and Google / Uber Clients

In addition to corporate clients which help us keep our lights on, we have hosted birthday parties, non-profits, and community groups. Some of the groups we've partnered with include City Surf Project, LEAP Arts in Education, Fiona Ma for Treasurer, Madeline's Movement, and more. Our immediate next-door neighbors, a latino-owned janitorial business has rented arcade games from us for their holiday parties and loves working with us.

Opening this space to the public shows that we care more about serving the neighborhood rather than profiting off of just wealthy newcomers. If we were trying to only serve a specific audience we would create a private space. We want to provide wholesome and safe fun for the neighborhood, including a range of patrons. For some brief background, I started my arcade business after joining a San Francisco Skee-Ball league/community over 10 years ago. I've slowly built the business by restoring old

Skee-Ball machines and partnering with local businesses. I plan to continue building this community where all are welcome.



4. Displacement of an auto shop and arts space

When this building was purchased, it was entirely vacant. Absolutely no displacement occurred. The three years prior to the transaction, the upstairs space was used as a marijuana-grow operation and subsequently caught on fire a few years later. The building is zoned UMU where Arcade and Restaurant are permitted uses.

Are you available tomorrow (Friday) @ 10:45AM to chat about this further? If not, please suggest a time (preferably before 2:30PM) tomorrow that works for you.

Cheers,

Joey

Joey Mucha joemucha@gmail.com



Mission Merchants Association

May 31, 2019

Richard Sucre San Francisco Planning Department

Re: Endorsement of Game Arcade and Restaurant at 3252 19th Street

Mr. Sucre,

Yesterday Mr. Joey Mucha spoke at the Mission Merchants Association board meeting about his desire to build a game arcade and restaurant in the space at 3252 19th Street that was formerly an automotive repair shop.

The project is seen by the MMA board to be a tremendously perfect fit for that part of the Mission district.

It therefore received a unanimous vote of approval.

Kindly place this endorsement letter in the project file.

Best regards,

Ryen Motzek Board Member Mission Merchants Association



Richard Sucre San Francisco Planning Department 1650 Mission Street, Suite 400 SF, CA 94103 richard.sucre@sfgov.org

Dear Richard Sucre,

I am the Executive Director of City Surf Project, an SF based non-profit that connects youth to the ocean and themselves through surfing. In late July of 2018 we hosted a volunteer appreciation and fundraiser at Joey the Cat located at 3252 19th Street. The space was donated to us for at a very low price to benefit our program. The staff were all very professional and we even had security guards.

I am writing to offer my support for this business as a community events space so that other non-profits, like ours, can use the space in the future. It will make a great addition to the neighborhood where the community can come together.

Please do not hesitate to contact me with further questions.

Sincerely,

Johnny Irwin- Executive Director

Johnny Irwin Executive Director



FIONA MA, CPA TREASURER STATE OF CALIFORNIA

June 21, 2019

San Francisco Planning Department Attn: Mr. Richard Sucre 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: Endorsement of Proposed Change of Use at 3252 19th Street, San Francisco 2018-003910PRJ

Dear Mr. Sucre:

I am pleased to write this letter to offer my endorsement of Mr. Joey Mucha's proposed conversion of property located at 3252 19th Street in San Francisco from an automotive repair shop to an arcade and restaurant.

I had the pleasure of meeting Mr. Mucha in 2017 and took an interest in his personal story of how he grew his arcade rental business from one Skee-Ball machine in his Mission District apartment to currently over 100 arcade games. He now wishes to expand his business even further by opening a pubic arcade space. I am impressed by Mr. Mucha's entrepreneurship and I support his vision to transform the space at 3252 19th Street into an arcade, which will not only improve neighborhood employment and commerce, but will also spread joy to community members of all ages.

In Peace and Friendship,

Fiona Ma, CPA California State Treasurer

915 Capitol Mall, Suite 110, Sacramento, CA 95814 * P.O. Box 942809, Sacramento, CA 95814 * (916) 653-2995 * Fax: (916) 653-3125 300 S. Spring Street, Suite 8500, Los Angeles, CA 90013 * (213) 620-4467 * Fax: (213) 620-6309 www.treasurer.ca.gov



Timbuk2 Designs, Inc. 583 Shotwell Street, San Francisco, CA 94110 Tel. 415.252.4300 Fax. 415.520.0473 www.timbuk2.com

June 20th, 2019 - Letter of Support for Arcade at 3252 19th Street

richard.sucre@sfgov.org

Mr. Sucre,

I work for Timbuk2 @ 20th and Shotwell street. Joey Mucha of Joey the Cat reached out to us with information about his plans to open an arcade at 3252 19th Street. Mr. Mucha has rented Skee-Ball machines and hosted Skee-ball tournaments at our retail location. It's been great having his business in the neighborhood. My colleagues and I are excited at the prospect of having a public arcade one block away from our manufacturing and retail location.

I think it will boost commerce in the immediate vicinity and provide a wonderful place of entertainment for all ages.

I'm in full support of the change of use from Auto Repair to Arcade & Restaurant at 3252 19th Street.

Timbuk2 has been a part of the small business and manufacturing community in San Francisco for 30 years and we support other small businesses in our neighborhood who are striving to make it a great place for families to visit and hang out. Cheers,

Mike Earl



June 21, 2019

San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Regarding: Arcade@3252 19th Street

Dear Mr. Sucre,

My name is Marlene Samson, my company is CMSC and my address is 3254 19th street, San Francisco, CA 94110. I am pleased to provide you my input regarding "Joey the Cat" expanding their business venue to the public. From my perspective this plan will provide a community-based arcade for both business and private parties to enjoy at reasonable prices. We've known Joey Mucha and his staff for many years and have rented entertainment machines from his company for our annual company parties. My family, friends and 2 of my clients have planned several birthday parties some for children and some exclusively for adults and enjoyed the events enormously. My 2 clients told me when they were heading to the event, that they thought it would be boring and childish but soon realized they were reliving their childhood memories and the competitions immediately began, afterward the complaint was the parties ended to C

quickly hence the repeat business. I personally love the pin ball machines.

When Joey recently told me that he's applying to open an arcade to the public I thought what a fantastic idea. We're always looking for fun establishment to have family parties and get togethers in the neighborhood especially after work. We think this would be a wonderful and welcome addition to the corner of 19th and Shotwell. This improvement will go a long way to improve our neighborhood's reputation. I hope you will venture into Joey's and see what an asset the business will be to our neighborhood.

Regard,

Marlene Somon

L. Marlene Samson Owner/CEO

Costless Maintenance Services Co., Inc. 3254 19th Street • San Francisco, CA 94110-1917 • Phone 415-550-8819 • Fax 415-550-8831 www.costlessmaintenance.com • HRC, SFRA, DGS, DOT, Certified as DBE



Support of Arcade Space @ 3252 19th Street

1 message

Mark DeVito <mark@standarddeviantbrewing.com> To: richard.sucre@sfgov.org Cc: Joey Mucha <joemucha@gmail.com> Wed, Jul 24, 2019 at 6:25 PM

Hello Mr. Sucre,

I am writing this evening to show my support of the proposed arcade game and restaurant space at 3252 19th St. I am a 15 year resident of the Mission District (1025 Hampshire St., Unit A for all of those years!). I have also been a business owner in the neighborhood since 2010. I currently have one business at 280 14th St. and one at 2323 Mission St. Over my time in the Mission I have watched many things change, and I believe that this change will greatly benefit the neighborhood. The proposed project fits very well in that area.

Furthermore, I have come to know Mr. Mucha through this project and from the neighborhood, and I cannot speak highly enough about his character. He is a kind and caring man, who seeks to embrace and support his community.

Please add this letter to your file for support of the project and let me know if you'd like any more information.

Best, Mark DeVito

--Mark DeVito Owner Standard Deviant Brewing www.standarddeviantbrewing.com mark@standarddeviantbrewing.com 415.509.4230



Support of Arcade Space @ 3252 19th Street

Julianne Murrell <jmurrellk@gmail.com> To: richard.sucre@sfgov.org Cc: Joey Mucha <joemucha@gmail.com>

Hi Richard,

I'd like to write-in advocating for the corner of 19th and Shotwell to allow for a public arcade space.

I've been a resident on 21st and Shotwell for 9 years (670 Shotwell Street), and believe we need more wholesome businesses like this to turn around the safety and clientele of the street. An arcade will attract families, friends, and fun to an otherwise desolate, and often trafficked (by prostitutes) part of Shotwell. I truthfully have been picking up condoms (weekly - still), crack pipes, whip-its and more paraphernalia for years... something has got to give. This would be a step in the right direction.

Given the success of Urban Putt just a few streets away, I think it's clear that this type of business will be a success. I know I would frequent the arcade!

I've been involved in a handful of community meetings when I can make it, and would happily meet to push for the use of this space in a positive manner. Please let me know if there are any other ways I can further advocate for the support of the arcade.

Best,

Julie Murrell Adventures & Biz 412.302.9925 | @jollymurrell Sun, Jul 14, 2019 at 8:19 AM



Change of Use Joey the Cat 3252 19th Street, SF, CA 94110

Glenn Matthews <matthews.glenn.scott@gmail.com> To: richard.sucre@sfgov.org Cc: Joey Mucha <joemucha@gmail.com>

To : Richard Sucre San Francisco Planning Department 1650 Mission Street, Suite 400 SF, CA 94103

From : Glenn Matthews 592 South Van Ness, SF, CA 94110

Project Address: 3252 19th Street, SF, CA 94110

Proposed Project: Change of Use, Joey the Cat Skeeball Arcade

Hello Richard,

I writing this on behalf of Joey Mucha and the proposed Joey the Cat Skeeball Arcade. I'd like to offer my support for the change of use from an Auto Body Shop to an Arcade / Restaurant at the corner of 19th & Shotwell.

I've been a business owner in the Mission, and I'm also a long term resident of San Francisco. I'm currently working with Luke Spray, helping to develop and activate business within public and private spaces in SOMA. I couldn't be more excited to support the change in usage proposed by Joey the Cat. The businesses that have been centered around games and sport have been very successful in the Mission. I believe that having a Skeeball Arcade at this location would only strengthen the Mission.

From a personal standpoint, Joey Mucha has been very effective in creating a Skeeball community here in San Francisco. He is one of the best "rollers" in the country. He has brought 3 National Skeeball Championships to San Francisco. And what he's been able to translate that into is building a community of people that are enthusiastic about playing Skeeball. His enthusiasm for the sport of Skeeball is contagious. I've watched his enthusiasm for the sport catch fire in others, and it's this enthusiasm for Skeeball that is going to make this business a success.

The corner of 19th & Shotwell is currently an inactive corner. The process of converting this corner into an active space with members of the community coming and going will help increase positive traffic in the area. Skeeball and Arcade games currently are very popular. They are a large draw for a large demographic. I believe what Joey is proposing is a family friendly establishment that centers around bringing people of all ages to this area. And that's important, not just financially, but for our community.

From a business standpoint, Skeeball has become popular, as are Arcade games. I believe having a Skeeball Arcade will be successful in the Mission. I think it will bring more people to the Mission. Businesses that have been centered around a sport have spouted in our community, which is evident by the success of Mission Bowling and Urban Putt. The more things of this nature we have in the Mission, the more that people will stay and spend their dollars here. That translates to more revenue being brought into the Mission in general.

I understand the hesitancy of the planning department to commit more spaces into restaurants and public spaces, especially here in the Mission. But, I can only see the benefits. The benefits of bringing more community spaces to the Mission, more places for people to go and congregate with each other. The benefits of creating more spaces that are family friendly. The benefit of bringing more revenue to the Mission. The benefits of create safety in our neighborhood. The benefits of bringing people from other neighborhoods in SF here to the Mission. And It's this thinking that promotes positivity and change here in our community. We need more spaces that are family friendly establishments in the Mission. We need spaces to gather and congregate together. I think that helping to bring more people of all ages into our community helps make our community more vibrant.

For me personally, I think it's this foresight and resolve that helps create the foundation for a healthy community.

Thank You for your time!

Best, Glenn Matthews

Fri, Jun 21, 2019 at 7:03 AM